

ORDINANCE NO. Late Backup

1 AN ORDINANCE REZONING AND AMENDING THE ZONING MAP TO
2 CHANGE THE ZONING DISTRICTS FROM THEIR CURRENT DESIGNATIONS
3 TO TRANSIT ORIENTED DEVELOPMENT (TOD) DISTRICT ON CERTAIN
4 PROPERTY IN THE EAST CESAR CHAVEZ, CENTRAL EAST AUSTIN, AND
5 HOLLY NEIGHBORHOOD PLAN COMBINING DISTRICTS; AND ADOPTING
6 THE PLAZA SALTILLO TOD DISTRICT STATION AREA PLAN AND
7 REGULATING PLAN, INCLUDING MODIFICATIONS TO TITLE 25 OF THE
8 CITY CODE.

9
10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

11
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base zoning districts to transit oriented development (TOD) district on all those
14 certain tracts of land (*the "Property"*) described in Zoning Case No. C14-2008-0029, on
15 file at the Neighborhood Planning and Zoning Department, as follows:

16
17 Approximately 132 acres of land in the City of Austin, Travis County,
18 Texas, more particularly described and identified in the tract map
19 attached as Exhibit "A",

20
21 located in portions of the Cesar Chavez, and Central East Austin, and Holly neighborhood
22 planning areas, locally known as the area generally bounded by E. 7th St. and the E. 7th St.
23 alley on the north; the east side of Chicon St. on the east; E. 3rd St., the alley between E. 3rd
24 St. and 4th St., and E. 4th St. on the south; and the northbound frontage road of IH-35 on the
25 west, in the City of Austin, Travis County, Texas, and identified in the tract table attached
26 as Exhibit "B" and the map attached as Exhibit "C" (*the "Zoning Map"*).

27
28 **PART 2.** The zoning districts for the Property are changed:

- 29
30 (A) from the current base districts to transit oriented development (TOD) district; and
31
32 (B) to remove all current combining district designations, except that each district shall
33 retain its current neighborhood plan (NP) combining district designation and any
34 current historic landmark (H) combining district designation.
35

36 **PART 3.** The "Plaza Saltillo TOD Station Area Plan" attached as Exhibit "D" and
37 incorporated into this ordinance is adopted as the station area plan for the Property under

1 Section 25-2-766.22(A) (*Adoption of Station Area Plan*) of the City Code, including the
2 "Regulating Plan for the Plaza Saltillo TOD Station Area Plan" attached as Exhibit "E"
3 (the "*Regulating Plan*") and incorporated into this ordinance.
4

5 **PART 4.** Under Section 25-2-766.22 (*Adoption of Station Area Plan*) of the City Code:

- 6
7 (A) the Regulating Plan establishes the zoning, site development, and design regulations
8 applicable to the Property;
9
10 (B) the boundaries of the Plaza Saltillo TOD shown in Chapter 25-2 (*Zoning*), Appendix
11 D, Exhibit 2, of the City Code are modified to be the boundaries shown in Exhibit "C;"
12
13 (C) amendments to the Regulating Plan are subject to the requirements of Section 25-1-
14 502 (*Amendment; Review*) of the City for amendments of Title 25 of the City Code
15 instead of the requirements for notice of rezoning under Section 25-2-261 (*Notice of*
16 *Application Filing*) of the City Code; and
17
18 (D) the density standards of Article 2 (*Land Use and Building Density*) and the site
19 development standards in Section 4.2 (*General Development Standards*) of the
20 Regulating Plan are the only parts of the Regulating Plan that are requirements of
21 Chapter 25-2 of the City Code for purposes of Section 25-2-472 (*Board of Adjustment*
22 *Variance Authority*) of the City Code.
23

24 **PART 5.** This ordinance takes effect on _____, 2008.
25

26 **PASSED AND APPROVED**

27
28 §
29 §
30 _____, 2008 § _____
31 Will Wynn
32 Mayor
33

34
35 **APPROVED:** _____ **ATTEST:** _____
36 David Allan Smith Shirley A. Gentry
37 City Attorney City Clerk